



**TO:** Nicholas Mimms, PE, City Manager

**THROUGH:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

**FROM:** Vennis Gilmore, Planner

**RE:** **Ordinance 19-036 - Application for Zoning Atlas Amendment  
 Fort Pierce Self Storage  
 Parcel ID: 2415-312-0001-010-8**

**BOARD DATE:** August 19, 2019

**STAFF REPORT**

**Owner(s):** Yo No Se LLC  
 2701 Industrial Avenue #3  
 Fort Pierce, FL 34946

**Applicant and Representative:** Darren Guettler, P.E.  
 Velcon Engineering & Surveying, LLC  
 590 NW Peacock Boulevard, Suite 8  
 Port St. Lucie, FL 34986

**Applicant's Request:** Approval of a Zoning Atlas Amendment (Rezoning) from R-4, Medium Density Residential Zone to C-3, General Commercial Zone.

**Location:** South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

**Parcel ID:** 2415-312-0001-010-8

**Current Zoning:** Medium Density Residential Zone (R-4)

**Proposed Zoning:** General Commercial Zone (C-3)

**Surrounding Zoning:**

North	East	South	West
R-4	C-3	R-4	R-4

**Site Size:** 1.19 acres

**Utilities:** FPUA

## **Staff Analysis:**

### **Request**

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Amendment (Rezoning) from R-4, Medium Density Residential Zone to C-3, General Commercial Zone.

### **Background & Project Summary**

The subject parcel currently consists of vacant land and is approximately 1.19 acres in size. The applicant requests a rezoning from the R-4, Medium Density Residential Zone to the C-3, General Commercial Zone to allow the property owner to open a self-storage facility on the subject parcel and the two adjacent properties under the same ownership (2415-311-0003-000-6, and 2415-311-0003-030-5). The two parcels on the east of the proposed development are zoned C-3, General Commercial Zone with a Future Land Use (FLU) designation of GC, General Commercial. A self-storage facility is not permitted in the R-4, Medium Density Residential Zone, therefore the subject parcel needs to be rezoned to C-3, General Commercial Zone to match the zoning districts of the other adjacent parcels. The applicant has also submitted an application for a Future Land Use Amendment to change the FLU of the subject parcel from RM, Medium Density Residential, to GC, General Commercial. Action to amend the Zoning and FLU of the parcel from the residential designations to the more appropriate commercial designations are necessary, and sought by the applicant to advance consideration of the subject proposed development.

### **Future Land Use Designation & Comprehensive Plan**

The subject site has a FLU designation of RM, Medium Density Residential. The Medium Density Residential designation is intended for parcels that are best suited for multifamily residential uses ranging in density from multifamily dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories. However, a FLU Amendment to GC, General Commercial is currently proposed, which would make the C-3, General Commercial Zoning request compatible with the Comprehensive Plan.

### **Standards for Review**

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the City to:

- a. Satisfy land and water use needs; and
- b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

### **Technical Review Committee**

All affected departments have reviewed the proposed Zoning Atlas Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

### **Property Owner Response Summary:**

A total of 55 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As August 7, 2019, zero (0) responses have been received in opposition to the request. An update will be provided to the City Commission at the public hearing.

### **Planning Board Recommendation:**

The Planning Board, at their July 9<sup>th</sup>, 2019 meeting, voted unanimously to recommend **APPROVAL** of the request.

### **Staff Recommendation**

The proposed amendment meets the criteria specified in Section 22-131 of the City Code, and is consistent with the City's Comprehensive Plan. Therefore, Staff recommends the City Commission **APPROVE** the proposed amendment.